141.0	0003	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,127,900 / 1,127,900
					USE VALUE:	1,127,900 / 1,127,900
					ASSESSED:	1,127,900 / 1,127,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
53		MT. VERNON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHERINGTON CHARLES R
Owner 2:	PETTUS ASHLEY S
Owner 3:	
Street 1:	426 BAYLAND AVE
Street 2:	
Twn/City:	HOUSTON
St/Prov:	TX Cntry: Own Occ: N
Postal:	77009 Type:

PREVIOUS OWNER

Owner 1:	CHERINGTON BARBARA -
Owner 2:	-
Street 1:	53 MOUNT VERNON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 8,353 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1930, having primarily Wood Shingle Exterior and 2906 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	8353.000	653,800	4,700	469,400	1,127,900
Total Card	0.192	653,800	4,700	469,400	1,127,900
Total Parcel	0.192	653,800	4,700	469,400	1,127,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 388.13 | /Parcel: 388.1

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 90617

GIS Ref

GIS Ref

Insp Date 10/29/08

PREVIOUS ASSESSMENT

Parcel ID 141.0-0003-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	654,000	4700	8,353.	469,400	1,128,100	1,128,100	Year End Roll	12/18/2019
2019	104	FV	489,700	4700	8,353.	469,400	963,800	963,800	Year End Roll	1/3/2019
2018	104	FV	489,700	4700	8,353.	415,800	910,200	910,200	Year End Roll	12/20/2017
2017	104	FV	460,600	4700	8,353.	348,700	814,000	814,000	Year End Roll	1/3/2017
2016	104	FV	460,600	4700	8,353.	348,700	814,000	814,000	Year End	1/4/2016
2015	104	FV	412,600	4700	8,353.	301,800	719,100	719,100	Year End Roll	12/11/2014
2014	104	FV	412,600	4700	8,353.	291,700	709,000	709,000	Year End Roll	12/16/2013
2013	104	FV	428,500	4700	8,353.	277,600	710,800	710,800		12/13/2012

!10888!

PRINT

Date	Time
12/11/20	01:07:53

LAST REV

Date	Time
01/30/20	15:45:15

mmcmakin

10888

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHERINGTON BARB	50572-429		1/8/2008	Family	725,000	No	No		
CHERINGTON BARB	36345-216		9/9/2002	Family	1	No	No		
BANKS EMILY	29000-439		8/21/1998		365,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/23/2015	1406	Re-Roof	13,950		9/23/2015			Strip and re-roof.
4/23/2015	387	Manual	2,400		4/23/2015			Installed blown in
9/6/2007	783	Redo Kit	9,570	C		G9	GR FY09	
7/15/2005	619	Renovate	8,000	C		G7	GR FY07	
3/12/1999	140	Add Bath	45,000	C				REM/KIT-ADD BATH/S
5/19/1993	184	Manual	6,500	C				ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
1/30/2020	SQ Returned	MM	Mary M
11/4/2015	Permit Insp	PC	PHIL C
10/29/2008	Meas/Inspect	355	PATRIOT
11/18/1999	Meas/Inspect	243	PATRIOT
6/28/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	90617
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		8353		Sq. Ft.	Site		0	70.	0.80	8									469,411						469,400	

Total AC/HA: 0.19176 | Total SF/SM: 8353 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 469,411 | Spl Credit | Total: 469,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	MAUVE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Good
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Good
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.05076337
Const Adj.:	0.98990101
Adj $ / SQ:	176.826
Other Features:	144500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	803232
Depreciation:	149401
Depreciated Total:	653831

COMMENTS

UAT=3/4 BTH..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	1	HB	

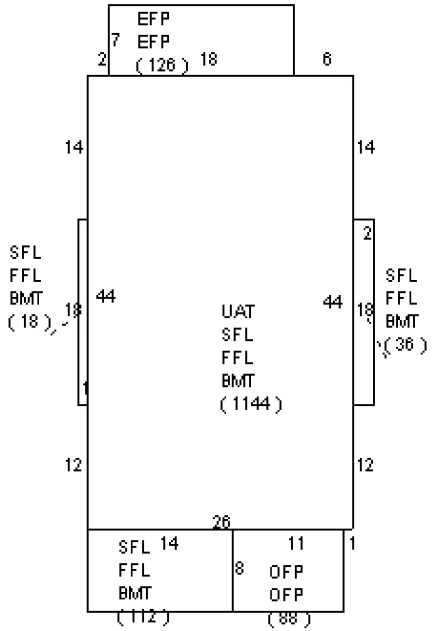
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	5	2	
Totals			
2	10	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,310	53.050	69,493
FFL	First Floor	1,310	176.830	231,642
SFL	Second Floor	1,310	176.830	231,642
UAT	Upper Attic	286	136.160	38,941
EFP	Enclos Porch	252	37.640	9,486
OFP	Open Porch	176	25.610	4,508

Net Sketched Area:	4,644	Total:	585,712
Size Ad	2620	Gross Are	5502	FinArea	2906
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	G	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	194.51
Special Features:	0	Val/Su Net:	140.78
Final Total:	653800	Val/Su SzAd	249.54

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

141.0-0003-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1930	21.94	T	40	104			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700